

# DEVELOPMENT

## Former Industrial Site Becomes Key to Revitalization

Murray, Utah, in the heart of Salt Lake County, faces a challenge common among many small municipalities in urban areas—a scarcity of undeveloped land. Surrounded by the scenic Wasatch Range of the Rocky Mountains, the city until

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Just north of the medical center, Utah-based homebuilder Hamlet Homes is redeveloping an industrial site as a new urbanist-style community named Invemess Square.

“The redevelopment of these industrial sites is a great use of property,” says Keith Snarr, Murray economic development director. “Murray City is becoming more of a center for business activity and a location where people want to live. Its central location and the accessibility of roads and transportation are very appealing to many businesses and homeowners.”

As the Murray general plan was being conceived, Michael Brodsky, owner and chairman of Hamlet Homes, met several times with city planners in an effort to understand the city’s needs and challenges. City officials explained their vision: higher quality and increased attractiveness, enhanced design, walkable neighborhoods, vibrant mixed-use developments, and environmental conservation of local creeks and wooded areas.

“More than just a subdivision, Hamlet Homes’ Invemess Square represents the reemergence of an urban Wasatch Front neighborhood,” says Brodsky. “It is revitalizing an area by using enhanced streetscapes, authentic urban architecture, a sense of community, and advanced technologies.”

Invemess Square will consist of more than 100 townhouses located on six acres of the reclaimed industrial site. The architectural inspiration for the neighborhood is the two-story federal-era brownstones that make up Boston and Baltimore neighborhoods.

recently has had as its most famous landmarks two giant smokestacks, accompanied by a proliferation of deserted industrial buildings covering key portions of its 12.3-square-mile area.

In an effort to turn the tide of urban blight, Murray city officials took the lead in working with the U.S. Environmental Protection

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business. The result has been the emergence of neighborhoods employing the principles of new urbanism and transit-oriented development (TOD). Today, the smokestacks are gone and the Intermountain Medical Center, a regional hospital campus built by Intermountain Healthcare, is emerging as the city’s new landmark.

## Expert Opinion: Brownfields

**What is the greatest regulatory or legal challenge that developers face in tackling a brownfield project?**

“Usually, the greatest challenge in a brownfield project is defining and quantifying cleanup risks and costs. The reason this is so challenging is that it involves so many subparts or ancillary questions. Initially, the question must be broken down into two subparts: (1) What is the minimum cleanup necessary to allow the intended new use of the property? (2) What is the ‘worst-case’ cleanup that could be required to protect or restore natural resources (i.e., groundwater) and/or neighboring properties?”

“These questions lead to others: What regulatory agencies will provide oversight for the project? Will standardized cleanup criteria be applied, or will those criteria be established through a site-specific risk assessment? Is there a former owner or tenant that could be responsible for worst-case (e.g., groundwater) cleanup costs, and, if so, are there any contractual indemnities and/or releases? Could the developer qualify for defenses or immunities to protect itself from worst-case cleanup liability?”

“The answers to these questions differ from project to project, and from one state or locality to another. The ability to navigate this maze usually separates the successful projects from the unsuccessful.”

—GREGORY D. TRIMARCHE, shareholder at the Orange County, California, office of Greenberg Traurig LLP





As Intermountain Healthcare looked to construct a new flagship hospital, it decided to build in Murray because of its central location and accessibility to all points of the Salt Lake valley. It also saw the economic value the hospital would bring to Murray and the initiative the city was taking to redevelop its industrial sites.

"Murray City was immensely supportive in our efforts," says H. Gary Pehrson, chief executive officer of Intermountain's urban central region. "We have designed this campus to create an environment in which the highest level of care can be delivered in a noninstitutional setting that is warm, comfortable, and peaceful."

Pehrson noted that each of the five specialty hospitals that comprise the \$362.5 million Intermountain Medical Center campus will have its own architectural identity and be easily identifiable and accessible.

Murray residents and businesses will have state-of-the-art communications technology. An innovative service, known locally as Utah Technology Open Infrastructure Agency (UTOPIA) Community MetroNet, will provide a broadband, fiber-optic network delivering Internet, telephone, and television services. This open network will allow for multiple service providers, promoting competitive pricing and reliability. Ultra-high-speed Internet access, telecommuting, videoconferencing, home security and utility management, remote data storage and retrieval, Internet-based phone services, and movies on demand all will be part of UTOPIA.

These revitalization efforts in Murray are helping it to evolve into a 21st-century city.



## Green Residences on Snowy Slopes

Deer Valley Resort in Park City, Utah, is slated to receive several hundred new residential options to house winter sports enthusiasts at Empire Pass, a 1,600-acre master-planned, ski-in/ski-out community. At build-out, Empire Pass will include about 525 residences and club facilities situated on the slopes of Flagstaff Mountain and Empire Canyon.

The master developer for Empire Pass is Toronto-based Talisker Resort Development Co., which purchased United Park City Mine Company in summer 2003. Nearly 90 percent of the land will remain natural open space.

The Village at Empire Pass, a neighborhood within Empire Pass being primarily developed by Beaver Creek, Colorado-based East West

Partners, will comprise 300 residences, including single-family homes, townhouses, condominiums, and club facilities. About 90 percent of the homes will be ski-in/ski-out and be served by Deer Valley's new Silver Strike Express high-speed quad chairlift. Buildout at the Village at Empire Pass is expected to take seven to ten years, subject to market conditions.

The private Talisker Club is 10,000 acres of wilderness and outdoor facilities that span a number of communities, including Tuhaye and Empire Pass. Homeowners in the Village at Empire Pass have access to club amenities, activities, services, and gatherings. The club includes a Mark O'Meara-designed golf course at Tuhaye Park; a clubhouse with a pool, a private lounge, fitness facilities, and treatment rooms; and a private restaurant on the mountain.

East West Partners currently has 109 residences under construction;

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